SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

# 465± ACRES
# DYER COUNTY, TN

## $5,500,000

PRODUCTIVE FARMLAND WITH STRONG WATERFOWL PRESENCE

OFFICE (901) 910-1809 | WWW.SMALLTOWNPROPERTIES.COM

# THE DYER 465

## PROPERTY PROFILE

## LOCATION:

- 1229 Tar Hill Road
  Dyersburg, TN 38024
- Dyer County
- 1.1± Miles to the
  White Lake Refuge
- 2.5± Miles to the
  Thorney Cypress WMA
- 10.7± Miles NW of Dyersburg
- 108± Miles NE of Memphis
- 185± Miles W of Nashville

## COORDINATES:

- 36.104855, -89.496510

## PROPERTY USE:

- Recreational
- Prime Duck Hunting
- Farming
- Investment

## PROPERTY INFORMATION:

- 465± Total Acres
- 435± Cultivated Acres
- 2± Acre Designated Lodge Site
- 2 Wells
- Obion River Frontage
- Coon Creek Boundary
- Road Frontage
- Timber Along the River Corridor

## TAX INFORMATION:

- 2025 Taxes
- 052-009.02 $3,207
- 052-010.02 $318
- 052-010.00 $391
- 052-010.01 $64
- 052-009.08 $62

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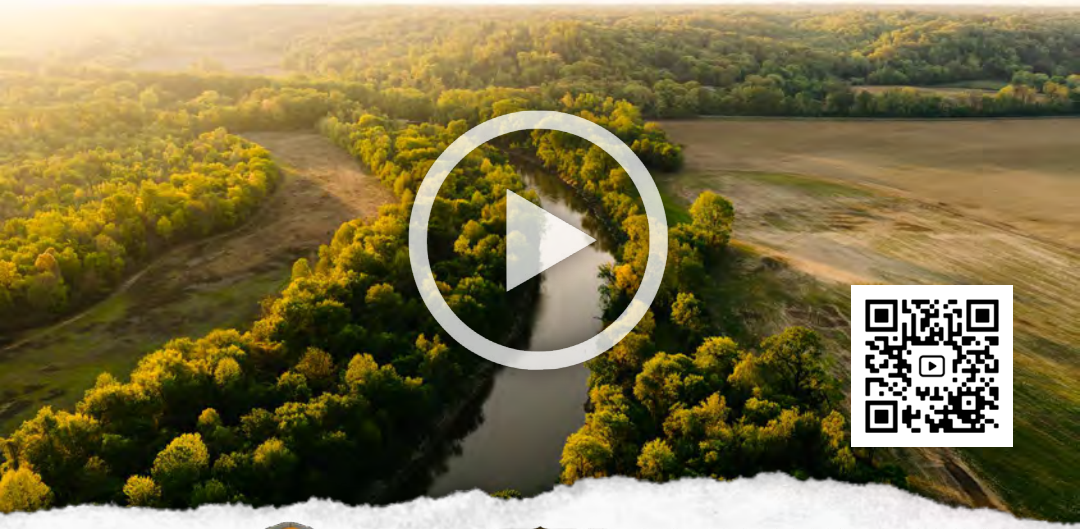
# WELCOME TO THE DYER 465

**WELCOME TO THE DYER 465, LOCATED IN A REGION OF WEST TENNESSEE KNOWN FOR ITS COMBINATION OF PRODUCTIVE FARMLAND AND STRONG WATERFOWL PRESENCE, SHAPED BY THE NEARBY OBION AND MISSISSIPPI RIVER SYSTEMS.** This 465± acre Dyer County farm has a long history of ownership, having remained in the same family since 1889. The property offers outstanding recreational value and investment potential.

The farm is located just over one mile from the White Lake Refuge and about two miles from the Thorney Cypress WMA, both recognized for holding significant numbers of ducks each season. This stretch of Dyer County is widely regarded as one of the more consistent areas for waterfowl in the state, with large migrations moving through the Mississippi Flyway and concentrating along the Obion River corridor. Just north of the land, across the Obion River, is the well-known Red Rum Duck Club, further reflecting the area's reputation.

**CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO**



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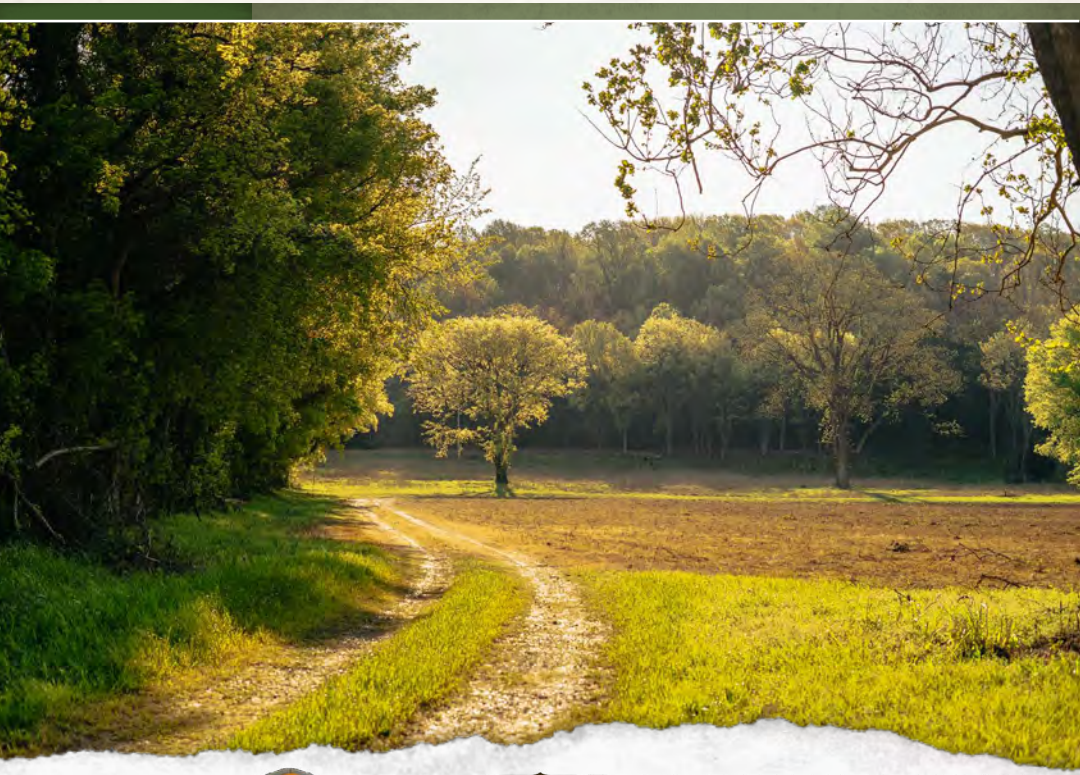
# MORE ABOUT THE DYER 465

The Dyer 465 is bordered by the Obion River along its northern boundary, offering more than 4,000 feet of frontage. Coon Creek traces the levee along the west and south sides, contributing natural water features that enhance wildlife habitat and future development potential for waterfowl management. A section of timber along the Obion River provides additional cover and habitat diversity, creating natural holding areas for ducks.

Of the total acreage, the farm consists of 435± cultivated acres with productive soils. Currently, the farm is leased on an annual basis, generating above-average income and providing an immediate return while allowing flexibility for future improvements or management changes.



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# MORE ABOUT THE DYER 465

From an investment standpoint, the Dyer 465 offers a combination of consistent agricultural income, long-term land appreciation potential, and upside in recreational development. Its location in a proven waterfowl corridor, along with existing water sources and layout, creates the opportunity to enhance returns through managed hunting or leasing. Properties in this area with both farm income and waterfowl potential are limited, making this tract a well-rounded long-term hold.

Access is convenient from Tar Hill Road, where a 2± acre tract offers an ideal location for a lodge or homesite. The presence of two on-site wells adds to its utility for farming and future improvements.

The Dyer 465 presents a balanced opportunity to own a productive farm with steady income while also offering recreational value and investment potential in one of West Tennessee's established duck hunting regions.

**To schedule a private tour, contact Shane Martin today and experience #TheSmallTownWay!**

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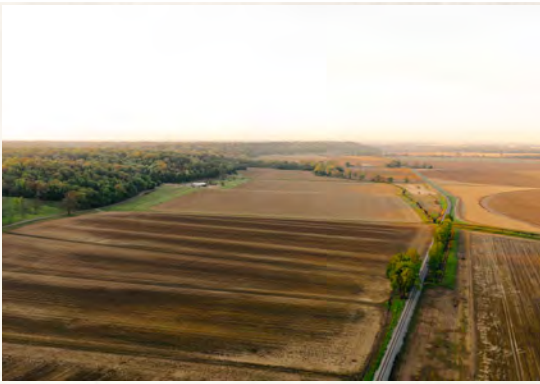

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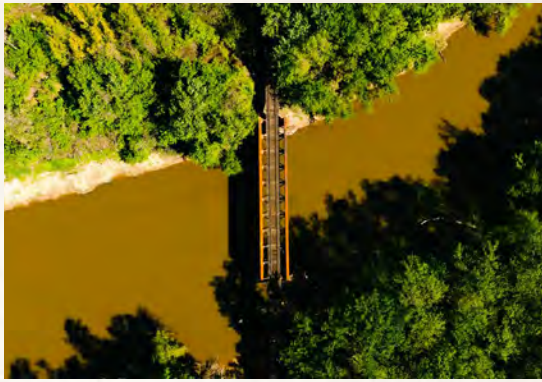

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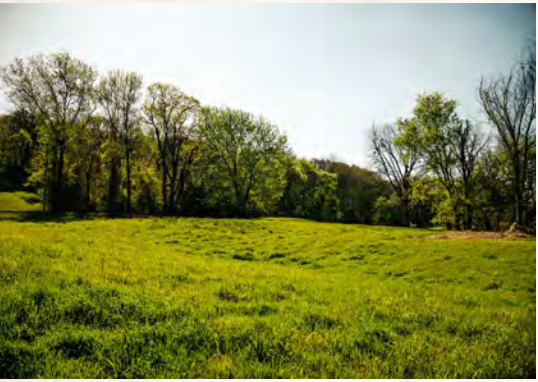

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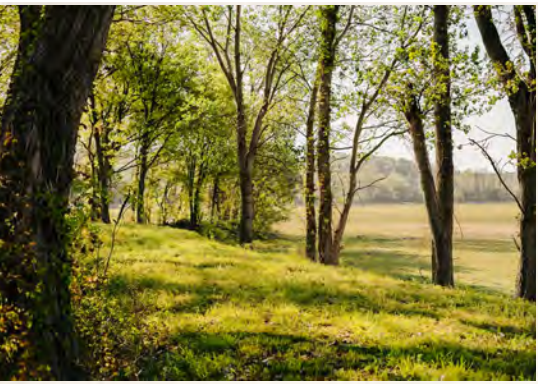

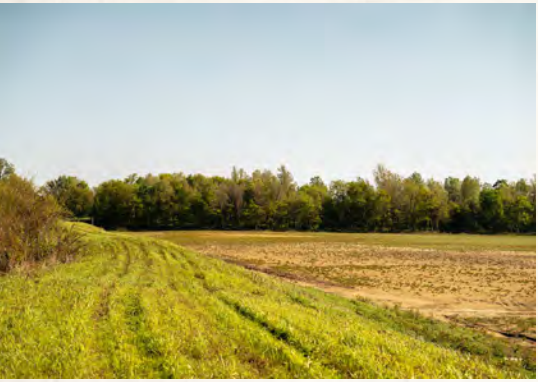

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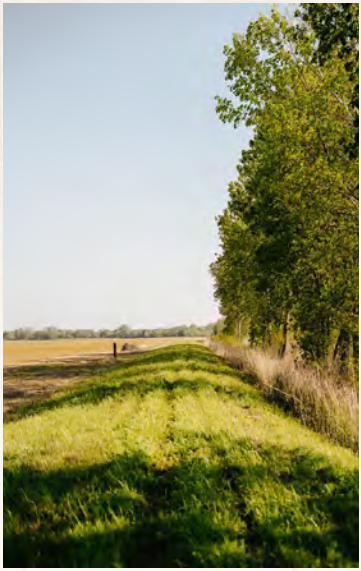

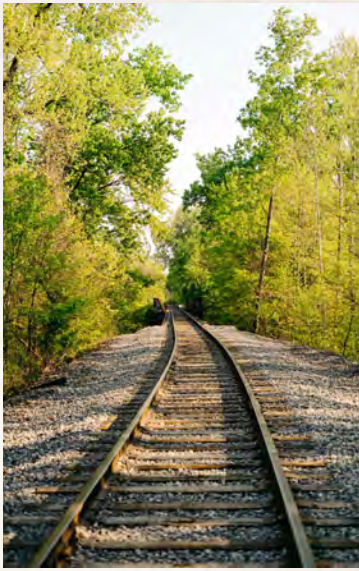

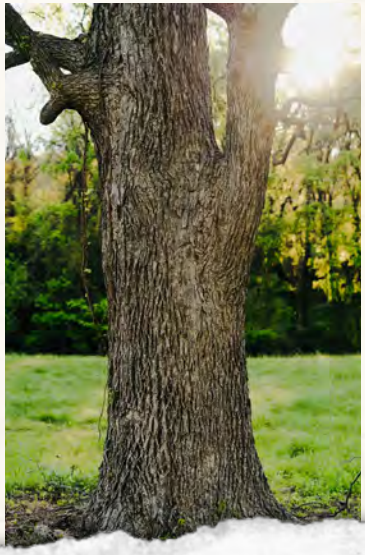

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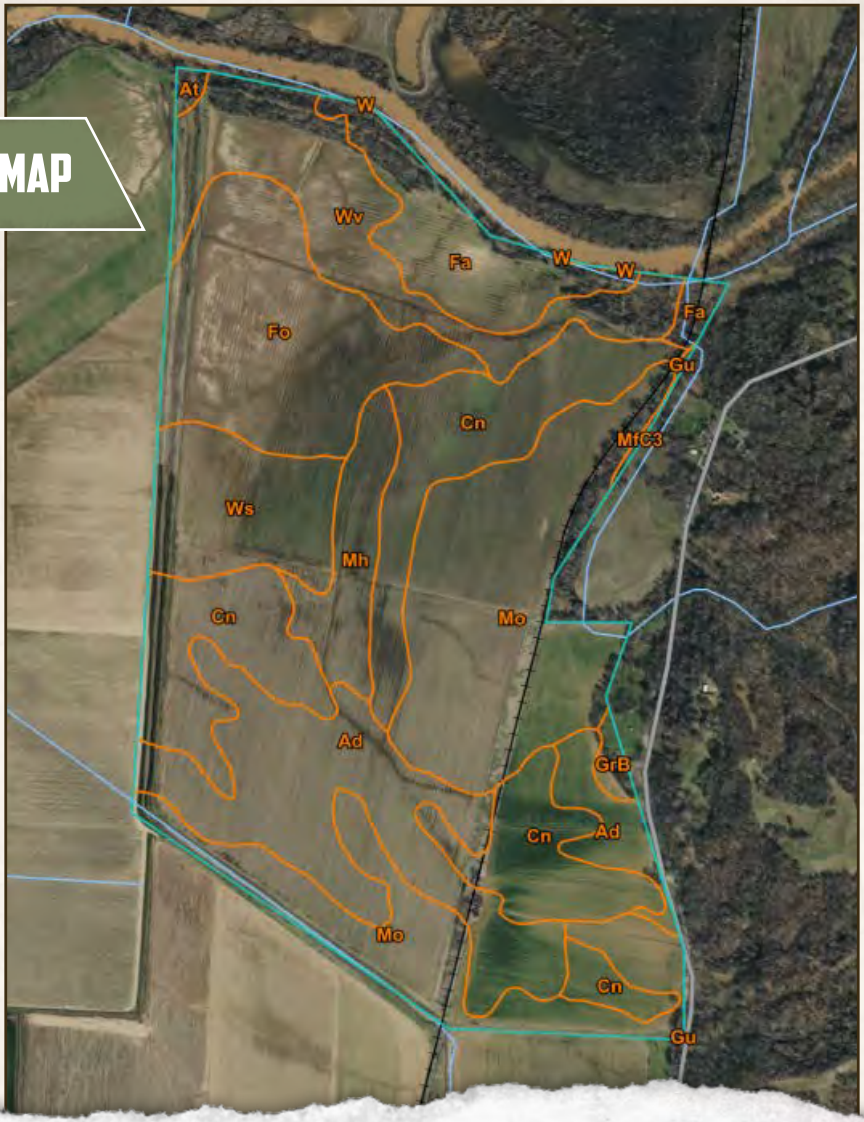
# SOIL MAP



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# SOIL MAP LEGEND

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| Ad | Adler silt loam, 0 to 2 percent slopes, occasionally flooded | 75.3 | 15.4% |
| At | Alligator-Crevasse complex | 1.4 | 0.3% |
| Cn | Convent silt loam, 0 to 2 percent slopes, occasionally flooded, long | 96.3 | 19.6% |
| Fa | Falaya silt loam | 31.8 | 6.5% |
| Fo | Forestdale-Crevasse complex | 62.2 | 12.7% |
| GrB | Grenada silt loam, 2 to 5 percent slopes | 2.6 | 0.5% |
| Gu | Gullied land | 0.4 | 0.1% |
| MfC3 | Memphis silt loam, 5 to 8 percent slopes, severely eroded, northern phase | 0.5 | 0.1% |
| Mh | Mhoon silt loam, 0 to 2 percent slopes, frequently flooded, long | 19.2 | 3.9% |
| Mo | Morganfield silt loam | 122.0 | 24.9% |
| W | Water | 0.1 | 0.0% |
| Ws | Waverly silt loam, 0 to 2 percent slopes, frequently flooded, brief | 30.8 | 6.3% |
| Wv | Waverly silt loam, 0 to 2 percent slopes, frequently flooded, very long | 47.7 | 9.7% |
| **Totals for Area of Interest** | | **490.4** | **100.0%** |

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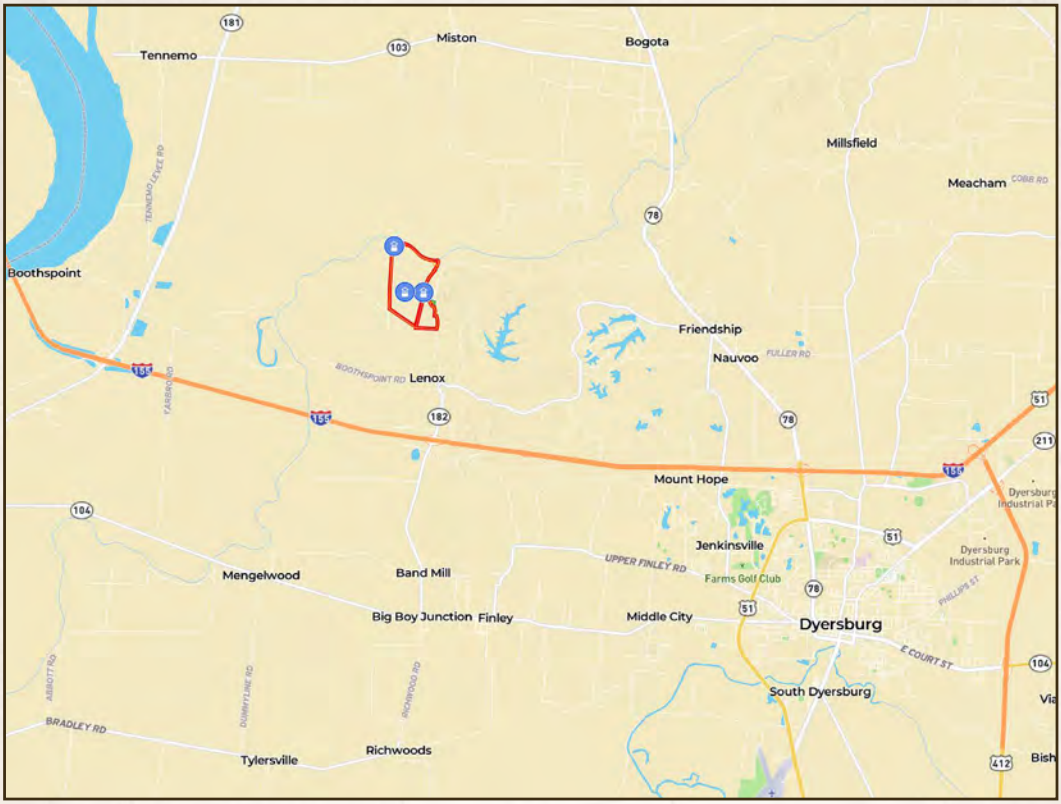


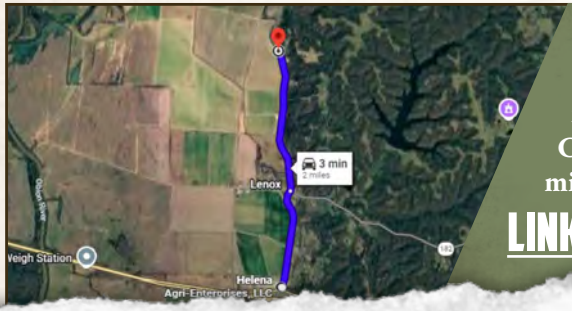


Directions From Exit 7 off I-155 in Dyersburg, TN: Travel 0.8 miles north on TN-182/Lenox Road. Continue on Tar Hill Road and in 1.2 miles, the property will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**

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